

Cornwall Council

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Application number: PA25/06181

Applicant:

Ms Angela Hatherell
Create (Cornwall) CIC
Create Contemporary Crafts Hub
Donald Thomas Centre
19 Chapel Street
Camborne
Cornwall
TR14 8EF

Planning (Listed Building and Conservation Areas) Act 1990

Grant of Listed Building Consent

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 14 August 2025 and accompanying plans:

Description of Development: Listed Building Consent to repair, repoint and refurbish the exterior of the building and hard landscaping works, including railing reinstatement

Location of Development: The Donald Thomas Centre
19 Chapel Street
Camborne
Cornwall
TR14 8EF

Parish: Camborne

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 15 December 2025

Louise Wood - Service Director Planning and
Housing (Chief Planning Officer)

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA25/06181

CONDITIONS:

- 1 The works hereby authorised shall be begun not later than three years from the date of this consent.

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No replacement of the exterior wall treatment shall be carried out, other than minor investigative works to inform the specification, until a detailed method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:

- Results of investigations into the substrate beneath the existing pebble dash on the east elevation;
- An assessment of the condition of the existing exterior render;
- A full specification of materials, methods and a schedule of works;
- A sample mortar panel showing the exact specification of the mortar mix proposed.

The exterior wall treatment shall then be replaced and finished in strict accordance with the details so agreed.

Reason: To avoid unnecessary interventions and potential damage to historic fabric by retaining any stucco in good condition, and to ensure that the materials, methods, and extent of works preserve and enhance the architectural significance of the building, in accordance with the aims and intentions of Policies 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Policy C1 of the Climate Emergency Development Plan Document 2023, paragraphs 135, 202 and 212 of the National Planning Policy Framework 2024 and Sections 16 (2) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 The new lantern hereby permitted, which is to be located in the portico on the east elevation of the building, shall not be installed until full specification details of the lantern, which shall be informed by historical research, and a method statement for its installation including detail of cabling runs, have first been submitted to and approved in writing by the Local Planning Authority. The lantern shall then be constructed and installed in accordance with the agreed details.

DATED: 15 December 2025

Louise Wood - Service Director Planning and
Housing (Chief Planning Officer)

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Reason: To ensure the reinstatement of a historically appropriate lantern that reflects the original design and preserves the architectural and historic significance of the building, in accordance with the aims and intentions of Policies 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Policy C1 of the Climate Emergency Development Plan Document 2023, paragraphs 135, 202 and 212 of the National Planning Policy Framework 2024 and Sections 16 (2) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5 No works to the roof of the building shall be carried out until a method statement of roof works has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:

- A full schedule of works;
- Existing and proposed roof plans showing all areas for repair and their exterior finishes;
- Details of dimensions, gauging, and bedding technique for all replacement slates;
- Specifications for all other materials to be used in roof repairs (including ridge tiles, lead flashing, etc.).

The roof repairs shall then be carried out and completed strictly in accordance with the agreed details.

Reason: To ensure that the roof repairs use appropriate materials and traditional techniques that safeguard the historic character and architectural significance of the building, in accordance with the aims and intentions of Policies 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Policy C1 of the Climate Emergency Development Plan Document 2023, paragraphs 135, 202 and 212 of the National Planning Policy Framework 2024 and Sections 16 (2) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6 The two stained glass windows in the north elevation of the building shall only be repaired in strict accordance with the details contained within the 'Rumah Stained Glass - Method Statement' prepared by Rumah Stained Glass and received by the Local Planning Authority on 11th November 2025.

Reason: To ensure the repair of the stained glass windows is carried out using appropriate specialist techniques and materials that preserve their historic character and significance, in accordance with the aims and intentions of Policies 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Policy C1 of the Climate Emergency Development Plan Document 2023, paragraphs 135, 202 and 212 of the National Planning Policy Framework 2024 and Sections 16 (2) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7 The works hereby permitted shall be carried out in accordance with recommendations contained within Section 4 of the 'Conclusions and Recommendations' of the 'Bat and Nesting Bird Visual Survey Preliminary Roost Inspection' dated 22nd September 2025 prepared by Bright Environment Ltd.

DATED: 15 December 2025

Louise Wood - Service Director Planning
and Housing (Chief Planning Officer)

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Reason: In the interest of safeguarding protected species and biodiversity, in accordance with the aims and intentions of Policies 1 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Policy C1 of the Climate Emergency Development Plan Document 2023, paragraphs 8, 187 and 193 of the National Planning Policy Framework 2024 and the Conservation of Habitats and Species Regulations 2017 (as amended).

DATED: 15 December 2025

IDOX/ACLBCZ

Louise Wood - Service Director Planning
and Housing (Chief Planning Officer)

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA25/06181

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Proposed Plan 01 received 14/08/25
Existing Plan 02 1 received 28/08/25
Existing Plan 03 received 14/08/25
Proposed Plan 04 3 received 02/09/25
Proposed Plan 05 received 01/09/25
Existing Plan 06 received 14/08/25
Site/location Plan Plan 07 received 14/08/25

ANY ADDITIONAL INFORMATION:

- No works to the paving slabs should commence before Scheduled Monument Consent (SMC) has been granted by the Secretary of State (SoS) for Culture, Media and Sport (DCMS).
- In relation to Condition 4, further details will need to be provided of the design of the proposed lantern, as well as cable runs. Any cabling should consider discrete surface mounting to avoid harm to historic fabric and minimise its visual impact.

DATED: 15 December 2025

ACLBCZ

Louise Wood - Service Director Planning and
Housing (Chief Planning Officer)

LISTED BUILDING NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building consent for the proposed works, or to grant consent subject to conditions, he may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. **(Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Telephone: 0303 444 5000 or download from web site www.planning-inspectorate.gov.uk).**

Please Note:- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#) (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

If listed building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out any works which have been or would be permitted, he may serve on the council of the county borough, county district, or London borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Your attention is drawn to Sections 7 and 9 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, the effect of which is that it is a criminal offence to execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest without listed building consent. Further it is a criminal offence to fail to comply with any conditions attached to the consent.

PLEASE NOTE PERMISSION IS NOT LAWFUL UNTIL THE CONDITIONS ON YOUR DECISION NOTICE HAVE BEEN SUBMITTED TO AND APPROVED (COMPLIED WITH) IN WRITING BY THE LOCAL PLANNING AUTHORITY.

The decision notice is important but you must read it together with the application and any approved drawings or documents.

It is your responsibility to comply. Failure to comply with the items of an approval could mean that the work you carry out is unauthorised and at risk of enforcement action, which could have serious consequences.

Please read the decision notice carefully and ensure that you understand and comply with the requirement of any conditions. Also, you must comply precisely with any approved drawings or documents.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.



Ms Angela Hatherell
Create Contemporary Crafts Hub
Donald Thomas Centre
19 Chapel Street
Camborne
Cornwall
TR14 8EF

My ref: PA25/06181
Date: 15 December 2025

Dear Sir/Madam

**Listed Building Consent to repair, repoint and refurbish the exterior of the building and hard landscaping works, including railing reinstatement
The Donald Thomas Centre 19 Chapel Street Camborne Cornwall TR14 8EF**

With reference to this planning application, I enclose the Council's decision letter concerning the above.

If conditions have been included that must be complied with before the commencement of the development, e.g. "No development shall commence before ...", and this is not done, the development cannot be validly commenced even if it is within the time limit set by Condition.

If details are required, I look forward to receiving them. Discharge of condition requests can be submitted via the Planning Portal <https://www.planningportal.co.uk/applications>.

There is a statutory fee per request. You may wish to take the opportunity to submit details to discharge more than one condition per request. Information regarding statutory fees can be found here: <https://www.cornwall.gov.uk/planning-and-building-control/fees-and-additional-services/planning-fees/>.

Please note we do not accept requests via email. We are also unable to accept samples. If a sample is required, please provide as much information as possible along with a photograph. Should a Planning Case Officer wish to see a sample they will be in contact with you.

Yours faithfully

Hannah England

**Senior Development Officer
Development Management Service
Tel: 01872 322222**

Development Management Service
Cornwall Council
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planning@cornwall.gov.uk